

Wyoming Country Home Cody



\$779,000



Canyon Real Estate, LLC
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Discover the perfect Wyoming country home with acreage, just 10 minutes from downtown Cody! Situated on a 5.74-acre corner lot with deeded irrigation water rights, this well-maintained property offers everything you need for peaceful rural living — including a horse-ready setup, stunning views, and modern comforts.

This spacious home features a welcoming open floor plan with vaulted ceilings, a pellet stove in the great room, a kitchen/dining area, a bright living room, two main-floor bedrooms, and a full bathroom. Upstairs, you will find two master bedrooms and a cozy loft office nook — ideal for remote work or creative space. The home has been recently updated throughout the interior, making it move-in ready.

Outdoors, enjoy the privacy of mature trees, breathtaking mountain views, and a large backyard deck perfect for entertaining. The property includes an oversized two-car detached garage, a metal horse barn with tack room, fenced pastures, covered horse stalls, and a fully fenced backyard for pets. There's also plenty of space for RV parking and other equipment.

Located on the Powell/Cody Highway, this equestrian property near Cody offers the ideal blend of country living with easy access to town amenities. Whether you're looking for a horse property in Wyoming, a ranch-style home with acreage, or a private homestead close to Cody, this listing checks all the boxes.



Recent Property Improvements and Upgrades – 5 Longhorn Drive

- Installed 2 new electric baseboard heaters in the crawl space to prevent frozen pipes
- Added a new gas line to the kitchen range and replaced the old electric range with a Bosch gas range
- Upgraded the power line from the house to the garage, now installed underground for improved reliability
- Completed a full remodel of the primary suite, including:
 - Reconfigured bathroom with double vanity, new tiled shower, toilet, and linen cabinet
 - Re-routed water lines from exterior to interior walls
 - New closet and flooring in the primary bedroom
- Installed new Coretec flooring downstairs, replacing Mexican tile
- Added new carpet on the stairs, upstairs mezzanine, and secondary bedroom
- Upgraded the garage: insulated, sheetrocked, rewired, and added new outlets
- Updated plumbing in the downstairs bathroom, including:
 - Re-routed water lines from exterior to interior walls
 - New vanity and tiled bath/shower
- Reconfigured the laundry room for better functionality
- Installed a new electric main panel and three minisplit systems providing both heating and air conditioning
 - Two units in upstairs bedrooms
 - One unit in the family room
- Septic system pumped and tank cleaned in November 2023



Living Room



Open Floor Plan



Dining Room/
Great Room



Vaulted Ceilings





Pellet Stove in
Dining/ Great Room



Kitchen/
Dining Area



Main Floor
Bedroom One



Main Floor
Bedroom Two





Full Bathroom
on Main Floor



Laundry Room



Upper Level
Multifunctional Space



Upper Level
Master Bedroom
One





Ensuite ¾
Bathroom One



Multifunctional
Space Connecting
Bedrooms

Upper Level
Master Bedroom Two



Ensuite $\frac{3}{4}$
Bathroom Two





Exterior Front
Entrance to the
Home



Two-Car
Detached Garage





Exterior Back
Entrance
to the Home



Large Backyard
Deck





Exterior Views of
the Home





Smaller Fenced
Pasture



Metal Horse
Barn



Interior of Metal
Horse Barn



Includes Tack
Room &
Covered Horse
Stalls

Larger Fenced
Pasture



Estimated Property
Boundary



Aerial Views of
the Property



Rattlesnake Mountain (Right),
Cedar Mountain (Center),
& Carter Mountain (Left)





Heart Mountain



Rattlesnake
Mountain



Mature Trees on
the Property

Estimated
Property Boundary



McCullough
Peaks





McCullough
Peaks



Aerial Views of
the Property



Room Information

1

List Price	\$779,000
List Date	4/28/2026
Days On Market	7
# Bedrooms	4
Total # Baths	3
# Full Baths	1
# 3/4 Baths	2
# Half Baths	0
# 1/4 Bath	0
Apx Year Built	1992
Levels	One and One Half
Basement Y/N	No

Apx Above Grade SqFt	2,670
Apx Below Grade SqFt	0
Apx Total SqFt	2670
Apx Deeded Acres	5.740
Apx # Irrigated Acres	6.01
Apx Lot SqFt	250,034.40
County	Park
Area	Cody - Powell Hwy Corridor
Subdivision	Longhorn Estates
School District	Park County District #6
Additional Living Units	No

Inclusions	Refrigerator, stove/oven, dishwasher, irrigation tubes/dams.
Exclusions	Washer/dryer, corral panels, wired fencing in barn area, 2 windmills in yard, horse planter /sculpture in yard.
Irrigation	Yes
Irrigation Company	Heart Mountain Irrigation District
IrrigFee	\$453

Legal Description	Longhorn Estates Lot 10
Tax Year	2025
Tax Annual Amount	\$3,525.42
Covenants	Yes
Detailed Zoning	Park Co - 5 Acres (GR-5)
Parcelable	No
Electric Company	Garland Light/Power
Natural Gas Company	Black Hills Energy

Features

Appliances	Dishwasher, Oven, Range, Refrigerator
Basement	None
Construc...	Frame
Cooling	Mini-Split, Other
Ext Feat...	Acreage Fenced, Corrals, Dirt Ditches, Fenced Yard, Horse Property, Irrigated, Landscaping, Loafing Shed, Natural Gas to Property, Production Ground, Sprinklers, RV/Boat/Trailer Parking
Ext Siding	Steel Siding
Fireplace	None
Flooring	Tile, Wood (Flooring)
Primary Heat	Electric, Baseboard
Int Features	Ceiling Fan(s), Garage Door Opener, Loft, Pantry, ...
Lot Features	Corner Lot, Level

PatioDeckPorch	Deck, Patio, Porch
Road Maint	
Road Respons	Public Maintained Road
Road Surface	Paved (RoadSurfaceType)
Roof	Composition, Shingle
Primary Water Source	Public (City or Rural)
Primary Water Supp...	Northwest Rural Water
Sewer Type	Septic Tank
Sewer Provider	None
Views	Mountain(s)

Comments Discover the perfect Wyoming country home with acreage, just 10 minutes from downtown Cody! Situated on a 5.74-acre corner lot with deeded irrigation water rights, this well-maintained property offers everything you need for peaceful rural living - including a horse-ready setup, stunning views, and modern comforts. This spacious home features a welcoming open floor plan with vaulted ceilings, a pellet stove in the great room, a kitchen/dining area, a bright living room, two main-floor bedrooms, and a full bathroom. Upstairs, you'll find two master bedrooms and a cozy loft office nook - ideal for remote work or creative space. The home has been recently updated throughout the interior, making it move-in ready. Outdoors, enjoy the privacy of mature trees, breathtaking mountain views, and a large backyard deck perfect for entertaining. The property includes an oversized two-car detached garage, a metal horse barn with tack room, fenced pastures, covered horse stalls, and a fully fenced backyard for pets. There's also plenty of space for RV parking and other equipment. Located on the Powell/Cody Highway, this equestrian property near Cody offers the ideal blend of country living with easy access to town amenities. Whether you're looking for a horse property in Wyoming, a ranch-style home with acreage, or a private homestead close to Cody, this listing checks all the boxes.

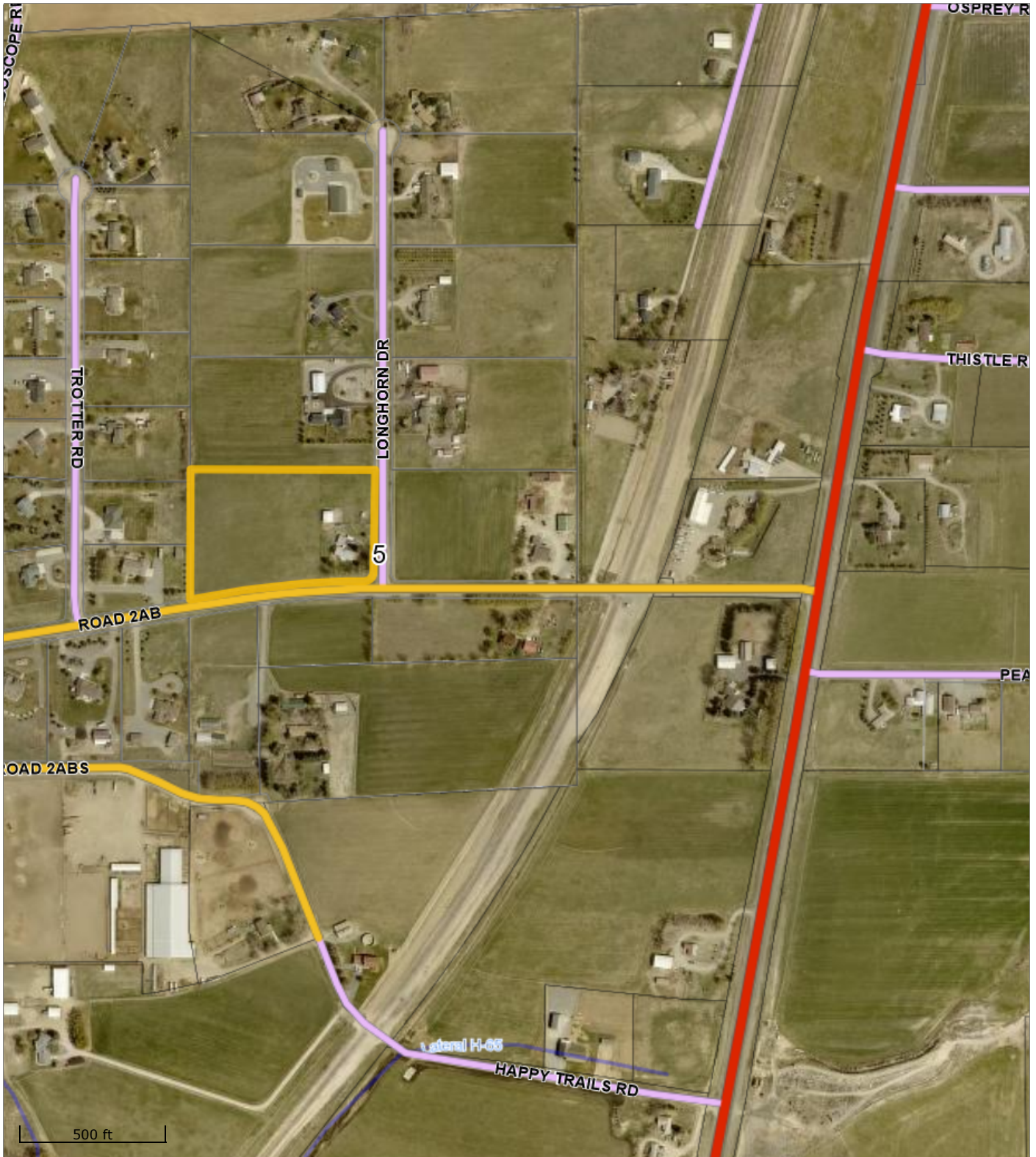
Property listed by:











Canyon Real Estate, LLC - 307-527-7092
Lance J Bower - 307-272-4114

Contact me for more informati...

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Lance J Bower - 307-272-4114
lance@canyonrealestate.net

These properties were selected from the MLS Database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed. A broker's compensation and fees for services are not set by law and are fully negotiable. The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker and is not fixed, controlled, recommended, or maintained by any persons other than the listing broker.



-  Rivers, Creeks, Lakes
-  2023 Aerial Photography (hi res, limited areas)
-  Highways
-  County Roads
-  Incorporated Towns
-  Yellowstone National Park
-  US Forest Service
-  BLM
-  Bureau of Reclamation
-  State of Wyoming

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Park County Wyoming MapServer



IMPORTANT NOTICE
Canyon Real Estate, LLC

(Name of Brokerage Company)
REAL ESTATE BROKERAGE DISCLOSURE

Any reference to “Broker” throughout this Disclosure and any associated real estate form shall mean “Responsible Broker, Associate Broker or Salesperson” as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as “Broker”) to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming’s Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller’s Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller’s Agent, the broker represents the Seller. On properties listed with other brokerage companies, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller’s Agent or Seller’s Subagent that are approved, directed or ratified by the Seller.

Customer.

A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer’s risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

Buyer’s Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer’s Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer’s Agent that are approved, directed and ratified by the Buyer. As a Buyer’s Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer’s financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer’s Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counter offers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction; *
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are averse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller, and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm, or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND

WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On _____ (date), I provided Seller with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Canyon Real Estate, LLC

By Licensee for Brokerage Firm _____
Lance Bower

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) _____
(time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Seller and Seller refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____